



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

October 3, 2011 MEETING Minutes

CALL TO ORDER: 8:00

ROLL CALL:

Present	E. KANIEWSKI, M. DEN BLEYKERC. MULLER, W. COLEMAN, M. KAZIMIR, L. RISTOVSKI,
Absent	D. KINGMA, J. SCHMUNK, F. VALENZUELA, M. COLLINS

Memorialization

Resolution To allow Mr. Anthony Gallina, Esq. to answer questions regarding ROCHELLE PARK AUTO BODY VS. THE ROCHELLE PARK PLANNING BOARD. The resolution also allows for Mr. Gallina to represent the Board in the above matter at a cost of \$125 per hour.

Vote to Yes Approve:	E. KANIEWSKI, M. DEN BLEYKERC. MULLER, W. COLEMAN, M. KAZIMIR, L. RISTOVSKI,
Absent	D. KINGMA, J. SCHMUNK, F. VALENZUELA, M. COLLINS

BUILDING AND LAND USE APPLICATIONS:

Zoning Cases:

Z2010_11_01

SAC Realty - Bristol Manor

Zoning- Dining addition and pool

96 Parkway

Rochelle Park, NJ 07662

Block 19.02 Lot 1 Block 18.01 lot 1

Mr. Sinisi, attorney for the applicant first recalled Mr. Sean Moronski to testify regarding materials referenced in his previous testimony. He showed the Board various Web sites of Nursing home facilities where aquatic facilities are not limited to in-patient use. He testified that the uses are permitted and are considered an accessory use to the nursing home. He stated that the facility is not a stand alone use. He also testified that due to treatment hours and timing, the use would not be a burden on the residents.

Next, Mr. Sinisi called Mr. Bolan the Township of Rochelle Park's Construction and Zoning official. After reviewing his credentials and knowledge of the case, Mr. Sinisi asked Mr. Bolan about zoning conditions and questioned if he directed the applicant to the proper Board. Mr. Bolan stipulated that this matter requires a use variance since the Planning Board, in a 2003 resolution restricted the use of the aquatic facility to in-patients.

The next witness called by the Board was Mr. Chuck McGroaty of Banish and Associates and after reviewing his credentials and knowledge of the case, Mr. McGroaty reviewed his position in previous documents submitted that the aquatic facility is a conditional not accessory use. He testified that the zoning code does not allow two principle uses and the aquatic facility exceeds the limits of accessory use. Mr. McGroaty then made a third point that the approved use for this property is a Nursing Home and that the aquatic facility will provide a dual use, again, not allowed by township code.



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Several residents: Helene Reiner of 96 Parkway, James Poullorus of 38 Parkway, Mr. Vonich of 22 Parkway and James Daubner of 14 Grove Street, asked questions regarding parking, violations of tractor trailers using Parkway and Blind spots in the driveway.

The case will be carried over until November 17, 2011 for closing arguments.

LITIGATION:

OTHER BUSINESS:

Bill for announcement:

PUBLIC:

ADJOURNMENT: 12:00 am

Submitted by
Marlene Den Bleyker
Secretary of the Rochelle Park Planning Board and Zoning Board of Adjustment
11/17/2011